

**MINUTES
TOWN OF SEBAGO
PLANNING BOARD MINUTES
6:00 PM
Tuesday, October 11, 2022
TOWN OFFICE BUILDING**

The Board held a workshop meeting from 5:30 p.m. to 6:00 p.m.

I. Call to Order

Paul White called the meeting to order at 6:00 p.m.

Present: Andrew Plummer, Susan Thuotte (arrived at 6:10), Tina Vanasse, Paul White, Code Enforcement Officer Brandon Woolley, Recorder, Desirae Lyle

Absent: Carolyn Calarese

Guest Present: Fire Chief Phil Strike, Karen James – Great Falls Construction, Aaron Hunter, Kendall Willard and Owens McCollough – Sebago Technics, Inc, Charlie & Karen Frechette, Phil & Claudia Lowe, Edie Harnden, Janet Anderson, Nick Anderson, Kim Printy, Susanne Wojak, Michael Douglas, Whit Lucy

II. Public Hearing #1 – Site Plan Review – Sebago Technics, Inc – Great Falls Construction – Map 2, Lot 3 – 7 Pit Road – Town of Sebago Public Safety Building Expansion

Paul White turned the floor over to the applicants to present the project.

Aaron Hunter from Sebago Technics, Inc. presented the project. The property is located at 7 Pit Road, and is an expansion of the current EMS station. The expansion will be 4,000 square feet with a concrete apron and gravel for parking. There will be three overhead doors along the front of the building for the trucks as well as an overhead door on the side for a smaller vehicle or trailer. There are two (2) man doors on the front of the building. The plan is to utilize the existing utilities including, water, electric, gas, subsurface waste water disposal, etc. There will be LED wall pack lights on the exterior of the building. It is a premanufactured metal building; it will be approximately 31 feet tall at its highest point.

Charlie Frechette had many questions. He asked why a drive through option wasn't planned instead of backing the trucks in. He asked about future expansion. He asked about the storm water and how it will affect Shore Road. He asked about the lighting plan and how bright the proposed lights will be. He asked about the noise and how sirens will be used. He asked about snow removal.

Phil Strike responded to Mr. Frechette's questions. The drive through option was looked at and dismissed because of the additional space needed to exit the building and the wall space would be lost for storage. An expansion can be done with the way the roof is pitch and the side door can be removed and be the opening between expansions. Pavement was not put in the budget because of the cost, concrete will better handle the weight of a fully loaded fire truck. Since Public Works is right next door it will still be plowed, but it will be a larger area to

clear. There are three wall packs on the front of the building and two on the side, the wall packs direct the light directly down to the pavement, and the tree buffer will remain to help shield Shore Road. When asked about the disposal of the foam, Phil explained that it is a kind of soap and is in buckets that go into the trucks and mix with the water. Fuel is obtained from Public Works. Sirens will be sounded, especially in the summer time to alert foot traffic that the trucks are coming. Phil noted that they will be respectful of the residents and will be mindful of what hour they are responding to calls. There are snow stops on the front of the building to alleviate the pile up in front of the building. There are two trucks at Station 2 that will be moved to the new building and the truck at Station 3 is a tight fit.

Paul White closed the public hearing at 6:21 p.m.

III. Correspondence

There was none.

IV. Open to Public Questions

There were no questions at this time.

V. Review of Minutes (September 13, 2022) (No Meeting Held August 9, 2022)

Andrew Plummer made a motion to accept the minutes as presented. Susan Thuotte seconded the motion. Motion carried with all in favor.

(NOTE: The following minutes reflect the order of the agenda not the order in which items were discussed. The Board reviewed both applications before reviewing the rest of Old Business.)

VI. Old Business

a. Site Plan Review – Sebago Technics, Inc – Great Falls Construction, Inc – Map 2, Lot 3 – 7 Pit Road – Town of Sebago Public Safety Building Expansion

Paul White reminded the attending public that they are not allowed to ask questions, the Board will ask questions and address any issues raised during the public hearing. Paul believes that the Board classified this as a major project and has reviewed the site plan review criteria. The fees associated with this project have been waived since this is a town building.

Andrew Plummer made a motion that no peer review is needed. Susan Thuotte seconded the motion. Motion carried with all in favor.

Andrew Plummer asked to make sure that property abutter notices were sent (they were), and asked how many people in the audience were here tonight because of the Public Safety Building. There were only two people in attendance that responded to the abutter notices.

The Board reviewed Land Use Ordinance (LUO) Section 7 and the application.

- a. **Topography.** This is not applicable.
- b. **Stormwater Plan.** Currently the area is disturbed and there will be some trees cleared. The impervious area is not being increased by much and the representatives from Sebago Technics do not feel that there will be a significant disturbance.
- c. **Ground Water Impact Analysis.** Drainage has been addressed
- d. **Utility Plan.** Karen James noted that the utilities from the existing building are sufficient for the expansion.
- e. **Landscaping Plan.** There is no plan for landscaping at this time.
- f. **Signs.** Phil Strike noted that the existing sign at Station 2 will be moved to the new building.
- g. **Erosion Control Plan.** This will be addressed during construction, but the area is level.
- h. **Lighting Plan.** The plan is for wall packs around the building, there is no plan for any pole mounted lighting.
- i. **Traffic Impact Analysis.** Phil Strike noted that this will be a safer situation for the responders.
- j. **Water Supply Statement.** There is an existing drilled well that will be sufficient for the expansion.
- k. **Streets and Sidewalks.** There are no sidewalks in the area.
- l. **Construction Drawings.** Have been submitted and are complete.
- m. **Public Use Areas.** There are none.
- n. **Covenants, deed restrictions.** It is Town owned property with no restrictions.
- o. **Dedication and conveyance.** This is not applicable.
- p. **Homeowner's Association.** This is not applicable.
- q. **Costs.** The Town has financed the project through a bond, which was approved at Town meeting.

Desirae Lyle reminded the Board that the Board has reviewed LUO Section 7-H Criteria and Standards 1-18, but made no formal votes on them. Paul White agreed that the Board should vote on each part of LUO Section 7.

Tina Vanasse made a motion that according to Land Use Ordinance Section 7 C this is a major development. Andrew Plummer seconded the motion. Motion carried with all in favor.

Tina Vanasse made a motion that Land Use Ordinance Section 7 D has been met. Susan Thuotte seconded the motion. Motion carried with all in favor.

Tina Vanasse made a motion that Land Use Ordinance Section 7 E has been met. Susan Thuotte seconded the motion. Motion carried with all in favor.

Tina Vanasse made a motion that Land Use Ordinance Section 7 F has been met. Susan Thuotte seconded the motion. Motion carried with all in favor.

Andrew Plummer made a motion that Land Use Ordinance Section 7 G has been met. Susan Thuotte seconded the motion. Motion carried with all in favor.

The Board read through LUO Section 7 H. Andrew Plummer asked how much the bond is. Phil Strike replied that it is \$1,300,000.00. Tina Vanasse asked for clarification about the foam. There is no instance when the foam will be mixed with the water at the fire station, it is only used on a call. Andrew asked that the department be considerate of the neighbors in regards to alarms. Andrew asked about the parking requirements and how many people would respond and leave a vehicle at the station. Phil commented that there are two (2) people manning the station at all times and depending on the time of day there could be six to seven (6-7) other responders. There could be a trailer stored outside, but Phil hopes that everything will be stored inside the new station. The Board didn't feel a need for an escrow account since this is a Town project. Paul White asked those present to address the sound. Phil noted that during the day they usually sound the alarm, at night there is usually no need. Paul also asked how many calls there have been. Phil noted that last year there were 406 calls, with 50%-60% of those calls being fire calls.

Andrew Plummer made a motion that Land Use Ordinance Section 7 H has been met. Susan Thuotte seconded the motion. Motion carried with all in favor.

Tina Vanasse asked what the approximate completion date would be. Phil Strike commented that once the Board approves it, they can start planning. He is hoping that they can break ground in the spring and be completed next year.

Andrew Plummer made a motion to accept and approve the application. Susan Thuotte seconded the motion. Motion carried with all in favor.

b. CEO Updates

Brandon Woolley had nothing to report at this time.

c. Goal Setting Items

1. Discussion – Site Plan Review Application Revision

The Board has decided to continue to use the same application they have been using right along.

2. Scheduling Workshop (November 8, 2022)

Andrew Plummer made a motion to hold a workshop on October 25, 2022 at 6:00 p.m. Tina Vanasse seconded the motion. Motion carried with all in favor.

3. New State Law – LD 2003

This was not discussed tonight.

4. Ordinances – All & Quarry

This will be discussed further at the workshop on October 25, 2022. The Board discussed setting a date for a public hearing on the Draft Land Use Ordinance Revisions.

Andrew Plummer made a motion to hold a public hearing on the revised Draft Land Use Ordinance Revisions Amending Mineral and Quarrying, Section 4, 5 and 9 of the Town of Sebago Land Use Ordinances on Thursday, November 17, 2022 at 6:00 p.m. Tina Vanasse seconded the motion. Motion carried with all in favor.

VII. New Business

a. Site Plan Review – Kim Printy & Susanne Wojak – Map 10, Lot 24 – 180 Hogfat Hill Road – Proposed Use is for a Wildlife Rescue.

Kim Printy explained that they would like to open and operate a wildlife refuge. There are currently ten (10) wolf hybrids that they would like to relocate onto the property. Andrew Plummer asked if they were all pets. Ms. Printy replied that they are all domesticated pets that have lived in a house with families. They were rescued due to the owner's death, neglect or abuse. Ms. Printy also noted that a wildlife permit is required by State law to house a wolf hybrid. There will be staff or volunteers on the property at all times, the animals are chipped and either spayed or neutered. There was a question about how quickly they would know if an animal was loose. Ms. Printy noted that each animal is in an enclosure and there is an additional fence surrounding those enclosures, it would take a lot for an animal to get loose. Ms. Printy noted that they will not take an animal that they cannot properly care for. These animals have lived in captivity all of their lives.

Brandon Woolley has reviewed the application and feels that it is complete. Ms. Printy noted that the Warden Service would like them to house more animals. Paul White asked those present with concerns to come to the public hearing. Desirae Lyle confirmed that the fees for the project have been paid to date. Andrew Plummer would like to see the wolves in their current environment. Tina Vanasse and Susan Thuotte agreed that they would like to see the wolves in their environment and see how they behave. Paul White is unsure if the Sebago Planning Board has the authority to schedule a site walk in another town. Ms. Printy noted that she will need to speak to IF&W about having members of the public on the property, currently the insurance only covers volunteers and workers, but would like the Board and the public to see the wolves in their current environment and feel comfortable making a decision.

Andrew Plummer made a motion to hold a site walk at 180 Hogfat Hill Road on Saturday, October 22, 2022 at 9:00 a.m. Tina Vanasse seconded the motion. Motion carried with all in favor.

Andrew Plummer made a motion to hold a public hearing at the next regularly scheduled Planning Board meeting Tuesday, November 8, 2022 at 6:00 p.m. Susan Thuotte seconded the motion. Motion carried with all in favor.

Andrew Plummer made a motion that the application is complete. Tina Vanasse seconded the motion. Motion carried with all in favor.

Brandon Woolley will ask if there is a representative from Inland Fisheries and Wildlife that can attend the public hearing on November 8, 2022.

VIII. Adjournment

Andrew Plummer made a motion to adjourn at 7:36 p.m. Susan Thuotte seconded the motion. Motion carried with all in favor.

Respectfully Submitted,



Desirae Lyle
Administrative Assistant/Deputy Clerk
Approved at the November 8, 2022 Meeting